

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas

FORT WORTH HOUSING FINANCE CORPORATION

**Tuesday, December 4, 2018
1:30 P.M.
City Council Conference Room, City Hall, Room 290
200 Texas Street
Fort Worth, Texas 76102**

Kelly Allen Gray, President
Jungus Jordan, Vice President
Gyna M. Bivens, Secretary

Board of Directors
Dennis Shingleton, Director
Ann Zadeh, Director
Cary Moon, Director

Carlos Flores, Director
Betsy Price, Director
Brian Byrd, Director

City Staff
Fernando Costa, Assistant City Manager
Vicki S. Ganske, Senior Assistant City Attorney

Corporation Staff
Fernando Costa, General Manager
Aubrey Thagard, Assistant General Manager
Rhonda Hinz, Assistant Treasurer

1. **Call to Order** – Kelly Allen Gray, President
2. **Approval of Minutes from the Meeting Held on September 18, 2018** – Kelly Allen Gray, President
3. **Written Reports**
 - a. Financial Statements and Independent Auditor's Report from CohnReznick for Year Ending September 30, 2018
 - b. Unaudited Financial Statements as of October 31, 2018
4. **Adopt Resolution to Establish the Maximum Income Limit for Projects Developed by the Corporation** – Vicki Ganske, Senior Assistant City Attorney
5. **Adopt Resolution Supporting the Fort Worth Affordable Housing Strategic Plan** – Aubrey Thagard, Assistant General Manager,
6. **Briefing Regarding the Request for Expressions of Interest for Redevelopment of Properties Owned by City of Fort Worth, Fort Worth Housing Finance Corporation, and Fort Worth Local Development Corporation Located in the Evans & Rosedale Urban Village** – Aubrey Thagard, Assistant General Manager
7. **Consider and Adopt Resolutions for the Redevelopment of the Ladera Palms Apartments located at 4500 Campus Drive:**
 - a. **Resolution Approving a Master Agreement with Ladera Palms 4500 Investors, LLC for the Redevelopment of the Ladera Palms Apartments and the Formation of Ladera Palms 4500 MM LLC, to Act as the Managing Member of Ladera Palms 4500 Holdings, LLC, the Sole Member of Ladera Palms 4500, LLC, the Limited Liability Company Developing, Owning and Managing the Project** – Sydnee Freeman, Assistant Director, Neighborhood Services Department
 - b. **Resolution Approving the Actions of the Corporation as Sole Member of Ladera Palms 4500 MM LLC, and Approving all Actions Necessary for the Financing,**

Redevelopment and Operation of the Ladera Palms Apartments – Sydnee Freeman, Assistant Director, Neighborhood Services Department

- c. **Resolution Authorizing the Acquisition of Land Located at 4500 Campus Drive for the Redevelopment of the Ladera Palms Apartments and Entering into a Long Term Ground Lease with Ladera Palms 4500, LLC for the Land – Sydnee Freeman, Assistant Director, Neighborhood Services Department**
- d. **Resolution Hiring John Shackelford as Legal Counsel for the Corporation and Ladera Palms 4500 MM LLC for the Redevelopment of the Ladera Palms Apartments – Sydnee Freeman, Assistant Director, Neighborhood Services Department**

8. **Executive Session:** The Fort Worth Housing Finance Corporation will conduct a closed meeting to:

- a. To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]: (i) legal issues concerning any current agenda item; and
- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

9. **Requests for Future Agenda Items – Kelly Allen Gray, President**

10. **Adjourn – Kelly Allen Gray, President**

City Council Conference Room is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Fort Worth, Sala del Consejo esta accesible para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.